

COUNTY OF SAN DIEGO TRACT 5511-RPL1 VESTING SITE PLAN (S 07-019)

TYPICAL MINIMUM RESIDENTIAL LOT SETBACKS

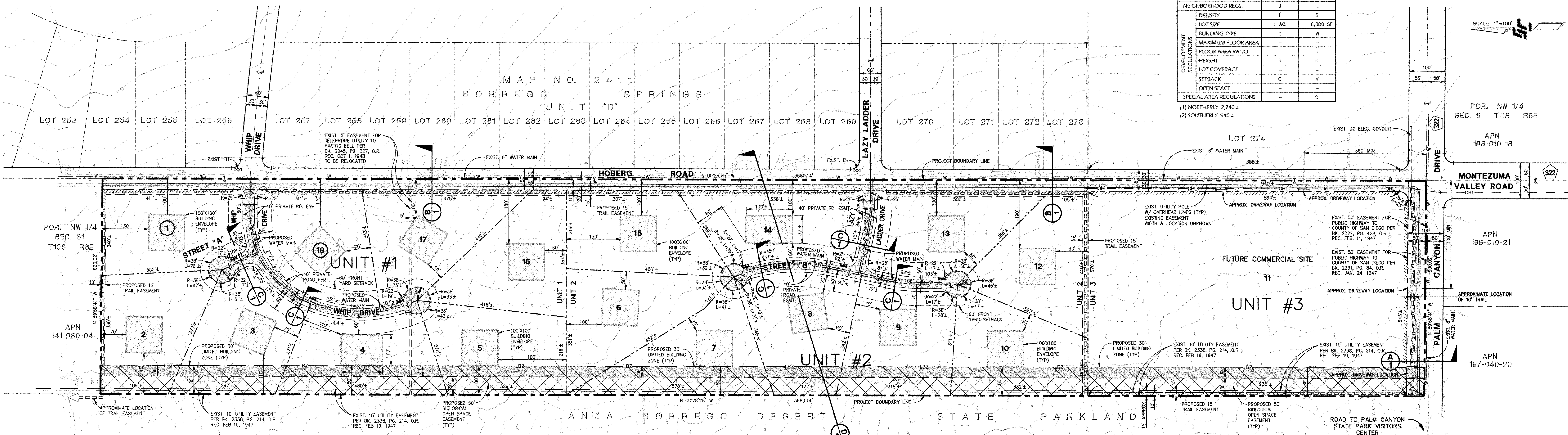
FRONT YARD: 60 FEET MEASURED FROM CENTERLINE
EXTERIOR SIDE YARD: 35 FEET MEASURED FROM CENTERLINE
15 FEET MEASURED FROM ADJACENT LOT LINES
REAR YARD: 25 FEET MEASURED FROM LOT LINE

APN 141-080-05 EXISTING AND PROPOSED ZONING

ZONE	(1)	(2)
USE REGULATIONS	RS1	C42
NEIGHBORHOOD REGS.	J	H
DENSITY	1	5
LOT SIZE	1 AC.	6,000 SF
BUILDING TYPE	C	W
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	C	V
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS	-	D

(1) NORTHERLY 2,740±
(2) SOUTHERLY 940±

SCALE: 1"=100'



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE CURRENT SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO.

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (2006 EDITION), INCLUDING THE REGIONAL AND COUNTY OF SAN DIEGO SUPPLEMENT AMENDMENT.
- SAN DIEGO COUNTY GRADING ORDINANCE.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" (1996 EDITION).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (JULY 2002).

STANDARD DRAWINGS

- THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (JULY 2004).
- THE CURRENT WATER AGENCIES' STANDARD DRAWINGS.

LEGEND

DESCRIPTION

PROPOSED LOT NUMBER
SUBDIVISION BOUNDARY
PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
PROPOSED EASEMENT LINE
PROPOSED ACCESS RIGHTS RELINQUISHED
EXISTING EASEMENT LINE
EXISTING CONTOUR
PROPOSED APPROX. 100'X100' BUILDING ENVELOPE LOCATION

PROPOSED PAVEMENT
PROPOSED TRAIL EASEMENT
PROPOSED BIOLOGICAL OPEN SPACE
PROPOSED LIMITED BUILDING ZONE
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING WATER MAIN
EXISTING FIRE HYDRANT
EXISTING OVERHEAD UTILITIES W/ UTILITY POLE

LEGAL DESCRIPTION

THE SOUTHERLY 3,680 FEET OF THAT PORTION OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MAY 14, 1885, LYING WESTERLY OF A LINE WHICH IS PARALLEL WITH THE 600 FEET DISTANT AT RIGHT ANGLES EASTERLY FROM THE WESTERLY LINE OF SAID SECTION.

OWNER/SUBDIVIDER

KRS DEVELOPMENT GROUP
8 KIOPA'S STREET, SUITE 201
PULASKI, HI 96768
TEL: (808) 572-3011
FAX: (808) 572-8378

ENGINEER OF WORK

STEVENS CRESTO ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 320
SAN DIEGO, CA 92123-1352
PHONE: (858) 694-5660
FAX: (858) 694-5661

SYMBOL

1 THRU 18

PROPOSED LOT NUMBER

SUBDIVISION BOUNDARY

PROPOSED LOT LINE

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

PROPOSED EASEMENT LINE

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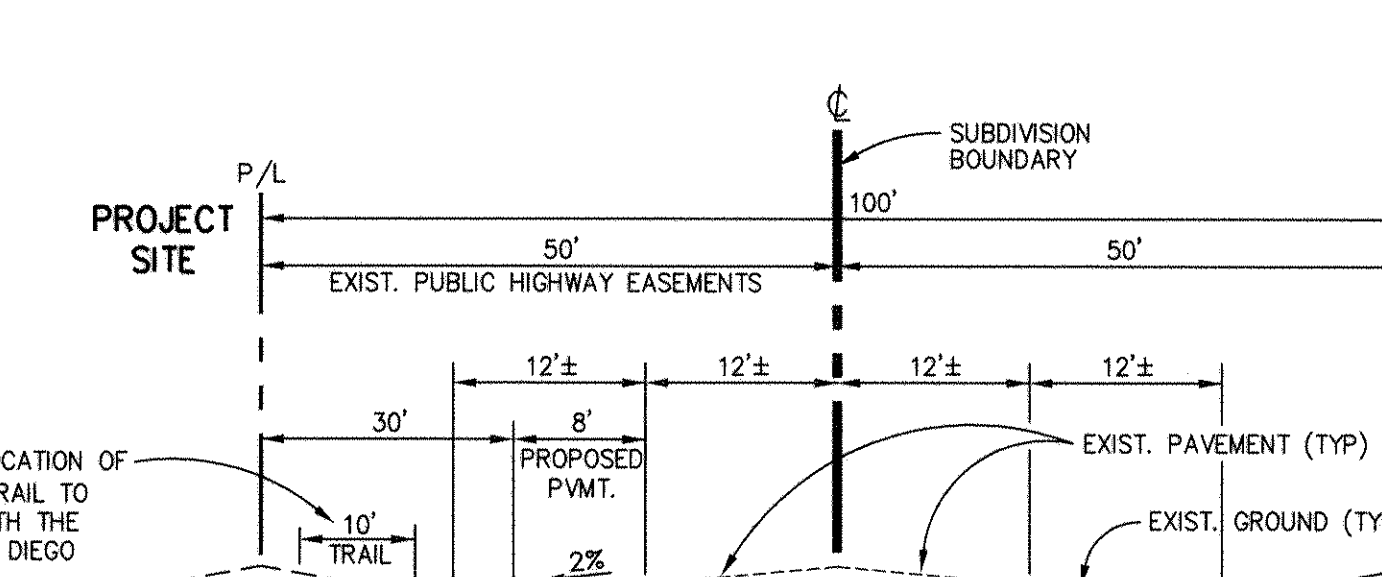
PROPOSED FIRE HYDRANT

EXISTING WATER MAIN

EXISTING FIRE HYDRANT

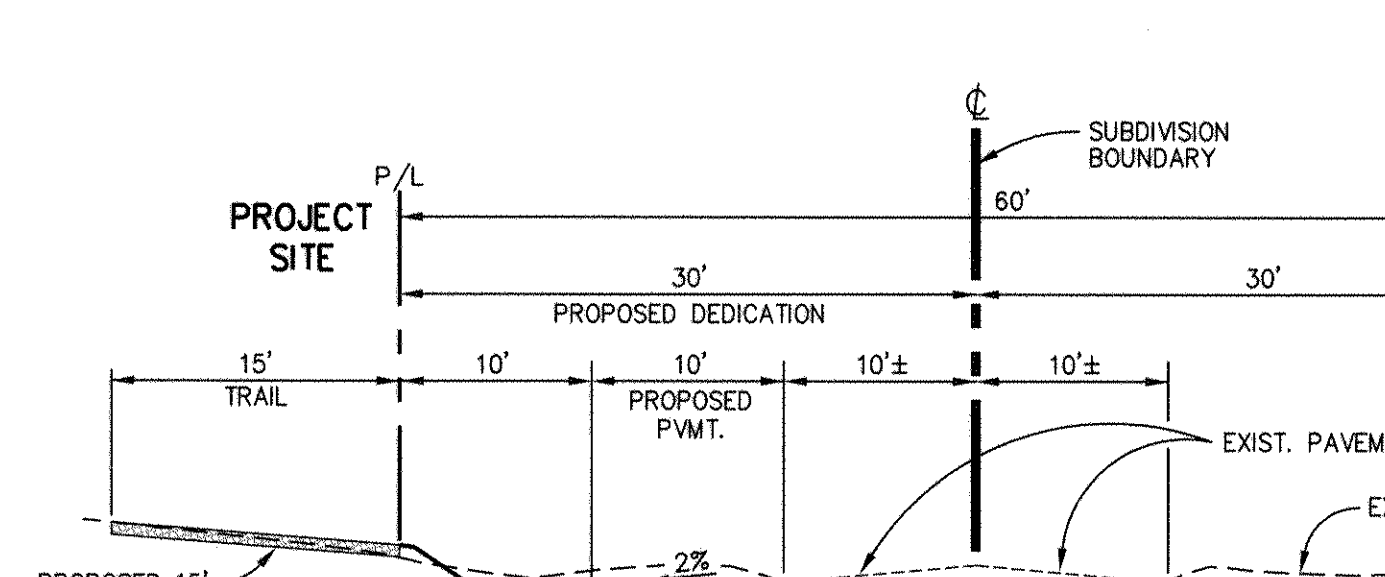
EXISTING OVERHEAD UTILITIES W/ UTILITY POLE

OHL - - - PP



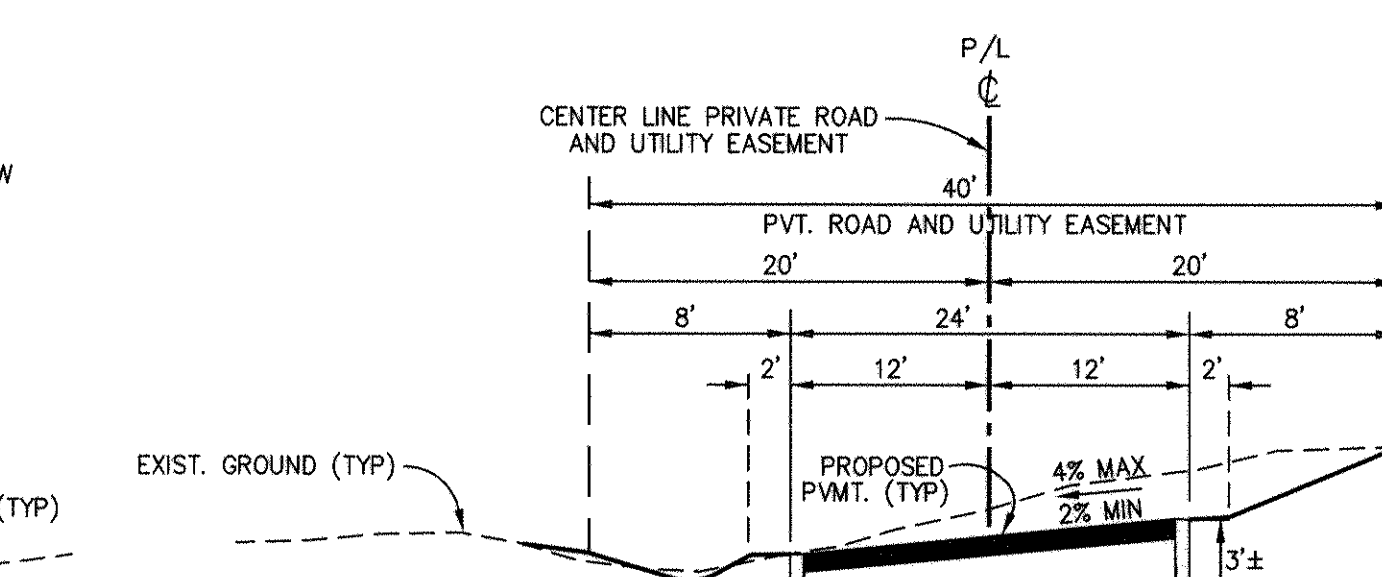
TYPICAL SECTION (PUBLIC)
PALM CANYON DRIVE

NO SCALE



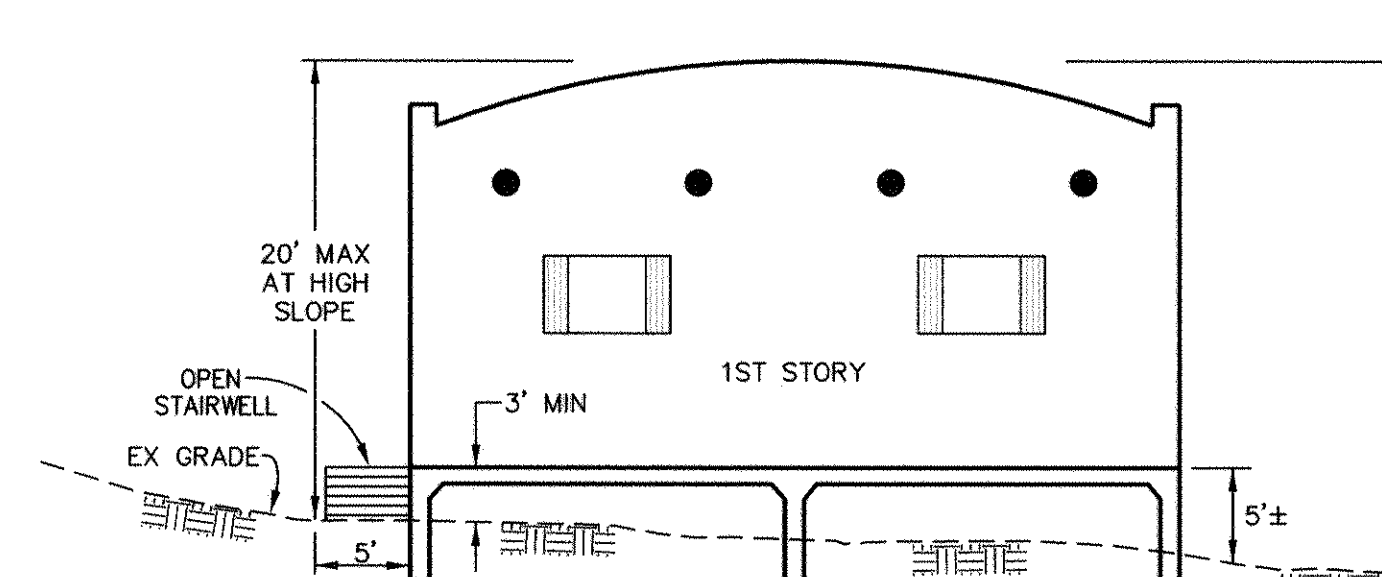
TYPICAL SECTION (PUBLIC)
HOBERG ROAD

NO SCALE



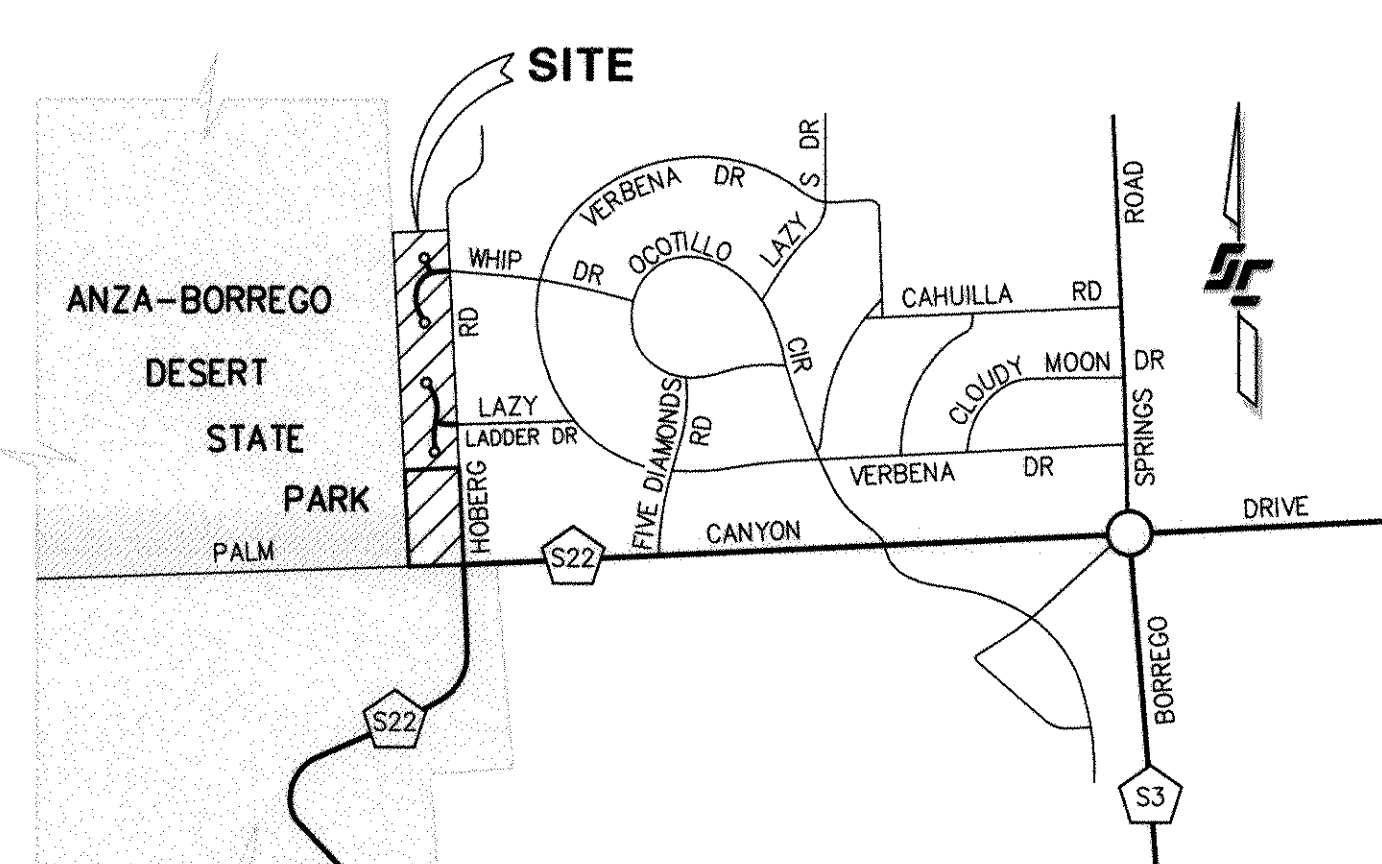
TYPICAL SECTION (PRIVATE)
WHIP DRIVE, STREET "A", "B", LAZY LADDER DRIVE

NO SCALE



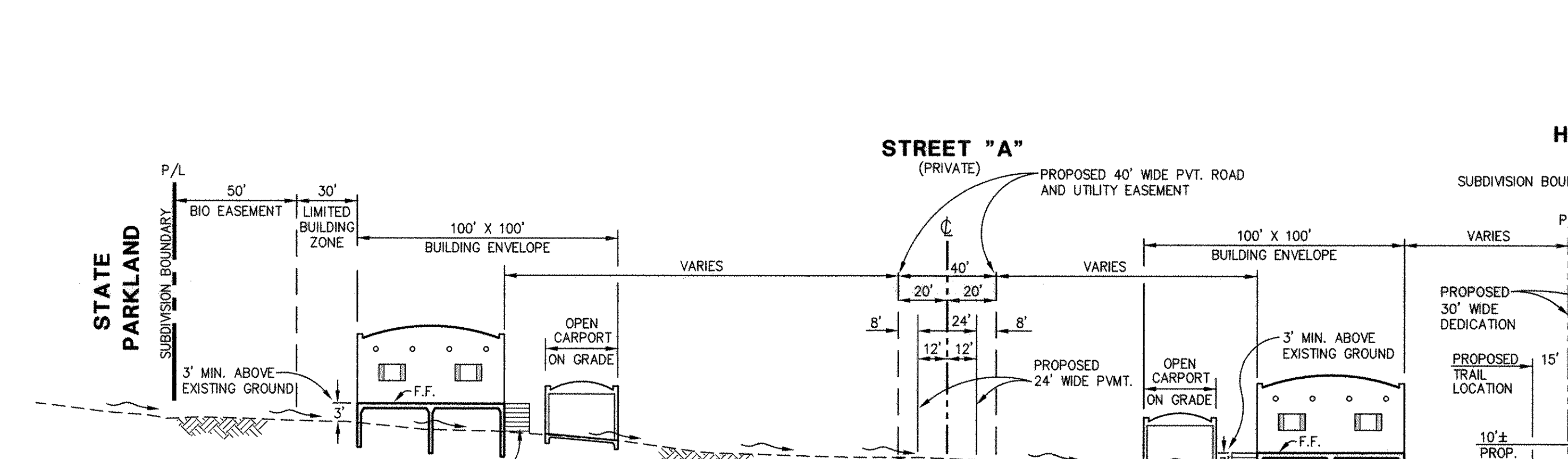
PROPOSED RESIDENTIAL BUILDING HEIGHT

NOT TO SCALE



VICINITY MAP

NO SCALE



TYPICAL SECTION

NO SCALE